**BUILDING PERMIT REQUIREMENTS –**

**2019 CITY OF HALLETTSVILLE**

**ORDINANCES:**

**Sec. 3.101     Building Codes**

(a)     Pursuant to the authority of the city, the city hereby elects to regulate certain areas of activity covered by the codes herein after described.

(b)     The following codes are hereby adopted:

(1)     2009 International Building Code;

(2)     2009 International Residential Code;

(3)     2009 International Fire Code;

(4)     2009 International Fuel Gas Code;

(5)     2009 International Plumbing Code;

(6)     2008 National Electric Code;

(7)     2008 NFPA 96.

(c)     Such codes are incorporated herein by reference.

(d)     When reference is made in any adopted code with respect to the duties of a certain official named therein, that designated official of the city who has duties corresponding to those of the named official in said code shall be deemed to be the responsible official insofar as enforcement of the provision of each such code.

(Ordinance adopted 6/21/10)

**Sec. 3.102     Contractor License**

(a)     It shall be the duty of every contractor who shall make contracts for the installation or repairs of a building, structure, electrical, gas, mechanical or plumbing systems, for which a permit is required to comply with state regulations, and the city’s regulations and/or requirements.

(1)     Building Contractor. $50.00 fee for new license for a period of twelve (12) months from the date of issuance and $25.00 fee to renew license for twelve (12) months. The renewal license will cover up to twelve (12) months from the expiration date of the prior license issued. A renewal license can only be issued if the contractor pays the renewal fee within twelve (12) months of prior license expiration. Before a contractor license may be issued or renewed the contractor must furnish the city with a current bond in the amount of $5,000.00 or a valid Texas Residential Construction Commission registration number.

(Ordinance adopted 9/15/08)

(2)     Master Electrician, Journeyman Electrician, Apprentice Electrician, Master Sign Electrician, Journeyman Sign Electrician, Maintenance Electrician, Residential Wireman, Electrical Contractor, and Electrical Sign Contractor. Must possess a current license issued by the state in order to perform work in the city. Must also show proof of their state license upon obtaining a permit or upon demand at a location where they are performing work. City license not required.

(3)     Air Conditioning and Refrigeration Contractors. Must possess a current license issued by the state in order to perform work in the city. Must also show proof of their state license upon obtaining a permit or upon demand at a location in which they are performing work. City license not required.

(4)     Master Plumber, Journeyman Plumber, Tradesman Plumber-Limited. Must possess a current license issued by the state in order to perform work in the city. Must also show proof of their state license upon obtaining a permit or upon demand at a location in which they are performing work. City license not required.

(b)     No contractor license will be required for demolition, painting, fence construction, or asphalt driveway construction.

(Ordinance adopted 9/7/04)

**Sec. 3.103     Building Permit Fees**

In accordance with Chapter 3, Article 3.100, Section 3.101 (b) the city requires the building permit fees provided for in the fee schedule found in the appendix of this code.

Editor’s note–To avoid future supplementation of this article, the history note has been omitted. Refer to the fee schedule in appendix A.

**CITY POLICY & ORDINANCES**

New house construction requiring permit:

* An electronic set of plans are required from architect stamped by engineer if commercial construction.
* All interior residential remodeling projects require a sketch of work proposed. Drawn plans indicating any removing or installing of walls and include placement of all windows and doors to be installed. All bedrooms must have 2 exits such as a window or door. A meeting with Fire Marshall, Chief Building Official, and Public Works Director by appointment for inspections is required.
* Determine if location is in flood plain. If in 100-year flood plain, elevation certificate is needed from surveyor or certified engineer. Remodel costs cannot equal or exceed 50% of the appraised value.
* Copies of contractor’s license, electrician’s, plumber’s licenses are required.
* Building Contractor License $50.00 – good for one year, renewable at $25.00 annually.
* General contractor must provide $5,000.00 surety bond listing City of Hallettsville as additional insured.
* One permit may be issued for all work on project made payable to “City of Hallettsville. Permits are valid for 6 months. If there is no construction from date of original permit or there is a lapse in construction and new building permit will be required.
* Construction cannot obstruct view of traffic.
* Permits are also required for releveling, skirting of mobile home, re-roofing, any structure over 120 sq. feet including closing in of slabs for living area, fences over 6 ft. in height and must meet with Chief Building Official to verify setback requirements for residential.

**CITY OF HALLETTSVILLE CODE OF ORDINANCES**

**ARTICLE 3.700 RESIDENTIAL SETBACK REQUIREMENTS**

**Section 3.701 Purpose**

The purpose of residential setbacks is to protect property values; reduce fire hazards, improve public safety, and safeguard the public health; and to decrease traffic congestion and its accompanying hazards. In interpreting and applying the provisions of this article, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience, and general welfare.

**Section 3.702 Application**

This article applies to all parcels in the City limits that are currently used or are proposed to be used for residential occupancy. Where sections of the code require greater setback distance requirements, the greater setback distance requirements shall apply. For the purpose of this article all structures are subject to the minimum setback requirements including, permanent buildings, covered patios, carports, and individual storage buildings.

**Section 3.703 Setback Measurements**

All minimum yard setback requirements shall be measured from the outer wall of the structure or proposed structure to the appropriate property line. An exterior side property line is one which abuts a street right-of-way. An interior side property line is one which abuts another lot or parcel.

**Section 3.704 Projections into Required Yards**

Eaves, cornices and windowsills may project across a setback line for a distance not to exceed two (2) feet.

**Section 3.705 Minimum Setbacks**

The following are the minimum setbacks for parcels in the City limits that are used for

residential occupancy:

*a) Minimum front yard setback.* 20 feet.

*b) Minimum interior side yard setback.* 5 feet.

*c) Minimum exterior side yard setback.* 10 feet.

*d) Minimum rear yard setback*. 5 feet, except where abutting an arterial street, in which

event, the minimum setback for the principal structure shall be 20 feet. Accessory

structures, as defined in Section 6.102, shall be permitted to encroach the 20-foot

building line, but shall not encroach the typical 5-foot minimum rear setback line.

**Sec. 3.706 Variances**

Variances from the strict interpretation of the provisions of this article shall be considered by the city council where an applicant can show that a specific requirement would cause an unnecessary and extraordinary hardship. Any such variances that may be granted shall be determined to be the result of circumstances or conditions peculiar to the particular property in question and not generally applicable to other manufactured home or recreational vehicle parks or properties. In granting any variances the city council shall also determine that such variances will not be detrimental to the public welfare and will not impair the use of other properties in the area. In granting any variance the city council may attach or designate any conditions, which, in its opinion, will substantially secure the purpose and intent of this article.